004.0	0004	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,114,000 / 1,114,000
					USE VALUE:	1,114,000 / 1,114,000
					ASSESSED:	1,114,000 / 1,114,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
113	-115	VARNUM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HASAN NOORUL
Owner 2:	HASAN DIANA M
Owner 3:	
Street 1:	113 VARNUM ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HASAN NOORUL -
Owner 2:	-
Street 1:	113 VARNUM ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,342 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 3879 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 18 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5342.000	649,800		464,200	1,114,000
Total Card	0.123	649,800		464,200	1,114,000
Total Parcel	0.123	649,800		464,200	1,114,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 287.19 | /Parcel: 287.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 004.0-0004-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	650,000	0	5,342.	464,200	1,114,200	1,114,200	Year End Roll	12/18/2019
2019	104	FV	475,100	0	5,342.	493,200	968,300	968,300	Year End Roll	1/3/2019
2018	104	FV	475,100	0	5,342.	359,800	834,900	834,900	Year End Roll	12/20/2017
2017	104	FV	445,100	0	5,342.	313,300	758,400	758,400	Year End Roll	1/3/2017
2016	104	FV	445,100	0	5,342.	266,900	712,000	712,000	Year End	1/4/2016
2015	104	FV	346,000	0	5,342.	261,100	607,100	607,100	Year End Roll	12/11/2014
2014	104	FV	346,000	0	5,342.	214,700	560,700	560,700	Year End Roll	12/16/2013
2013	104	FV	360,300	0	5,342.	204,300	564,600	564,600		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 447

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HASAN NOORUL	47089-6		3/10/2006	Family	1	No	No		
PONTE JOSEPH V	35387-75		5/1/2002		570,000	No	No		
PACHECO INEZ	30271-439		6/9/1999	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/19/2015	163	Solar Pa	32,258					Installation of ro
12/30/2014	1750	Heat App	12,500					Provide and instal
10/1/2014	1291	Addition	189,752					
7/16/1993	334		50					DEMO GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2015	Permit Insp	PC	PHIL C
1/23/2009	Meas/Inspect	336	PATRIOT
6/19/2002	MLS	HC	Helen Chinal
10/20/1999	Inspected	256	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	263	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5342		Sq. Ft.	Site		0	80.	1.09	1									464,207						464,200	

Total AC/HA: 0.12264 | Total SF/SM: 5342 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 464,207 | Spl Credit | Total: 464,200

User Acct

4202

GIS Ref

GIS Ref

Insp Date

01/23/09

!447!

PRINT

Date	Time
12/10/20	16:14:37

LAST REV

Date	Time
06/14/16	07:49:01

ekelly

USER DEFINED

Prior Id # 1:	4202
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.92068827
Const Adj.:	0.98000199
Adj $ / SQ:	153.387
Other Features:	129360
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	798297
Depreciation:	148483
Depreciated Total:	649814

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	2		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	18	BRs:	8	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	9	4	1
Totals			
2	18	8	

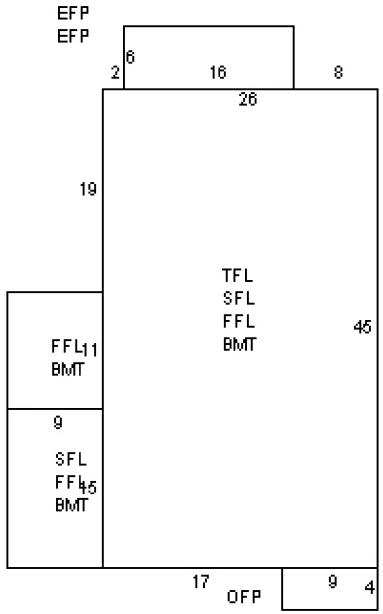
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	153.39
Special Features:	0	Val/Su Net:	117.91
Final Total:	649800	Val/Su SzAd	167.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,404	46.020	64,607
FFL	First Floor	1,404	153.390	215,355
SFL	Second Floor	1,305	153.390	200,170
TFL	Third Floor	1,170	153.390	179,463
EFP	Enclos Porch	192	40.580	7,791
OFP	Open Porch	36	43.120	1,552

Net Sketched Area:	5,511			Total:	668,938
Size Ad	3879	Gross Are	5511	FinArea	3879

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

004.0-0004-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	